

AGENDA
FLATHEAD COUNTY PLANNING BOARD
February 12, 2020

The Flathead County Planning Board will meet on **Wednesday, February 12, 2020** beginning at **6:00 P.M. in the 2nd Floor**
Conference Room of the South Campus Building,
40 11th Street West, Suite 200 Kalispell, Montana.

***Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.***

All decisions made by the Planning Board are considered *recommendations* and will be forwarded to the Board of County Commissioners for *final action*. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.

THE AGENDA FOR THE MEETING WILL BE:

A. Call to order and roll call

B. Pledge of Allegiance

C. Approval of the January 8, 2020 meeting minutes

D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)

E. Board members disclose any conflict of interests

F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:

1. **FZC-19-23** A zone change request from Cahoon Enterprises, LLC, with technical assistance from Sands Surveying, Inc. for property within the Highway 93 North Zoning District. The proposal would change the zoning on property located at 412 & 480 Tronstad Road near Kalispell, MT from *SAG-10 Suburban Agricultural* to *SAG-5 Suburban Agricultural*. The total acreage involved in the request is approximately 32.597 acres.
2. **FPP-19-13** A request from Cahoon Enterprises, LLC, with technical assistance from Sands Surveying, Inc. and Foley Engineering for preliminary plat approval of Whitefish Stage Estates Subdivision, a proposal to create nine (9) lots intended for residential use on approximately 32.597 acres. The applicant is proposing individual and shared wells and septic systems and primary access will be from a new internal subdivision road via Whitefish Stage and Tronstad Road. The property is located at 412 & 480 Tronstad Road.
3. **FZC-19-10** A zone change request from 406 Engineering on behalf of David A. & Christie J. Jolly and William & Cheryl Ashe for property in the Highway 93 North Zoning District. The proposal would change the zoning on two parcels located at 1801 and 1870 Pine Grove Lane, Kalispell, MT from *SAG-10 (Suburban Agricultural)* to *SAG-5 (Suburban Agricultural)*. The total acreage involved in the request is approximately 20.56 acres.
4. **FZC-19-24** A zone change request and neighborhood plan amendment by ZuZu, LLC/Scott Ruta in the Highway 93 North Zoning District. The proposal would change the zoning on an unaddressed parcel located on Highway 93 North near Kalispell, MT (assessor #0355735) from *SAG-10 (Suburban Agricultural)* to *B-3/HO (Community Business/Highway Overlay)*. The total acreage involved in the request is approximately 4.86 acres.
5. **FZC-19-25** A zone change request and neighborhood plan amendment by Gregory A. Goode & Roxanne Goode, Trustees of the Amended and Restated Declaration of Trust Gregory A. Goode, in the Willow Glen Zoning District. The proposal would change the zoning on property located at 2385 Highway 93 S near Kalispell, MT from *B-2 (General Business)* and *R-1 (Suburban Residential)* to *I-1 (Light Industrial)*. The total acreage involved in the request is 9.5.
6. **FPP-19-14** A request from Matt & Lynette Ek, with technical assistance from TD&H Engineering for preliminary plat approval of Ek Subdivision, a proposal to create two (2) industrial lots on approximately 2.721 acres. The subdivision will be served by on-site septic and wells and primary access will be from Round Stone Drive via Cemetery Road. The property is located at 125 Round Stone Drive.
7. **FLV-19-06** A request by Hafferman Engineering, Inc. on behalf of Flathead County for a Major Lakeshore Variance to the fill standards of Flathead County Lake and Lakeshore Protection Regulations (FCLR), specifically Sections 4.3F(2)(h) (2), (4), (5), and (6). The applicant is seeking place 600 cubic yards of gravel fill to create a dynamic equilibrium gravel beach. The subject property is located at 7225 Highway 93 in Lakeside.
8. **FLV-19-07** A request by Hafferman Engineering, Inc. on behalf of Sand Wedge LLC for a Major Lakeshore Variance to the fill standards of Flathead County Lake and Lakeshore Protection Regulations (FCLR), specifically Section 4.3F(2)(h) (2), (4), (5), and (6). The applicant is seeking place 1,350 cubic yards of gravel fill to create a dynamic equilibrium gravel beach. The subject property is located at 7195 and 7185 Highway 93 in Lakeside, MT.
9. **TRAILS PLAN** The Flathead County Trails Plan has been updated by the Flathead County Parks Board. The Flathead County Trails Plan, which is an element of the Flathead County Growth Policy, requires a public hearing to process the Trails Plan as an element of the growth policy.

G. Old Business

H. New Business

I. Adjournment